NEW OWNER:

Maria Fuentes and Oscar Fuentes
7452 Riverland Dr
Nashville, Tn 37221
SEND TAX BILLS TO:
NEW OWNER

Map/Parcel 126-16-0A-618

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087
FILE NO: 18-0557

Karen Y Johnson Davidson County
Batch# 146424 **DEEDWARR**
09/28/2018 12:56:26 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20180928-0096371

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM L. MYERS A/K/A WILLIAM LIDDELL MYERS, JR. AND WIFE, KELLY T. MYERS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **OSCAR FUENTES AND WIFE, ~~MARIA~~ Marie FUENTES,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by

its duly authorized representative, this 12 day of September, 2018.

WILLIAM L. MYERS A/K/A WILLIAM LIDDELL MYERS, JR.

KELLY T. MYERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WILLIAM L. MYERS A/K/A WILLIAM LIDDELL MYERS, JR. AND WIFE, KELLY T. MYERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 12 day of September, 2018.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $330,000.00 .

AFFIANT

Sworn to and subscribed to before me this 12 day of September, 2018.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 373 on the Plan of Riverwalk, Phase 4C of record in Plat at Instrument No. 20060328-0035052, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William L. Myers a/k/a William Liddell Myers, Jr and wife, Kelly T. Myers by Warranty Deed from Scott A. Carter and wife, Angela K. Carter of record in Instrument No. 20091105-0102319, Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on November 05, 2009.

Being also known as 7452 Riverland Drive, Nashville, Tennessee 37221.